

025.0

0006

0014.0

Map

Block

Lot

1 of 1

Commercial

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

2,607,700 / 2,607,700

ASSESSED:

2,607,700 / 2,607,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		MASS AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TRINITY BAPTIST CHURCH	
Owner 2:	
Owner 3:	
Street 1: 115 MASS AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Own Occ: N

PREVIOUS OWNER	
Owner 1: TRINITY BAPTIST CHURCH -	
Owner 2: -	
Street 1: 115 MASS AVE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry:
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .747 Sq. Ft. of land mainly classified as Church with a Church/Syn. Building built about 1920, having primarily Stucco Exterior and 13791 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.	
OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
960	Church
	No of Units
	Depth / Price Units
	Unit Type
	Land Type

LT Factor	Unit Type	Land Type	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
960	Church		32541	Sq. Ft.	Site	0	80.	0.50	1						1,301,640						1,301,600	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
960	32541.000	1,306,100		1,301,600	2,607,700	
Total Card	0.747	1,306,100		1,301,600	2,607,700	Entered Lot Size
Total Parcel	0.747	1,306,100		1,301,600	2,607,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	189.08	/Parcel: 189.08	Land Unit Type:

User Acct	17154
GIS Ref	
GIS Ref	
Insp Date	
05/02/00	

USER DEFINED	
Prior Id # 1:	17154
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/29/21	21:02:14
mmcmakin	
2099	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT		Parcel ID		PAT ACCT.						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	960	FV	1,306,100	0	32,541.	1,301,600	2,607,700		Year end	12/23/2021
2021	960	FV	1,306,100	0	32,541.	1,301,600	2,607,700		Year End Roll	12/10/2020
2020	960	FV	1,306,000	0	32,541.	1,301,600	2,607,600	2,607,600	Year End Roll	12/18/2019
2019	960	FV	1,153,100	0	32,541.	1,383,000	2,536,100	2,536,100	Year End Roll	1/3/2019
2018	960	FV	1,153,100	0	32,541.	1,008,800	2,161,900	2,161,900	Year End Roll	12/20/2017
2017	960	FV	1,153,100	0	32,541.	878,600	2,031,700	2,031,700	Year End Roll	1/3/2017
2016	906	FV	1,153,100	0	32,541.	748,400	1,901,500	1,901,500	Year End	1/4/2016
2015	906	FV	1,000,100	0	32,541.	732,200	1,732,300	1,732,300	Year End Roll	12/11/2014

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
5/30/2018	716	Manual	124,500	C					5/2/2000	Meas/Inspect	264	PATRIOT							
3/5/2018	239	Redo Bat	13,927	C					8/1/1983		SL								
5/10/2004	352	Temp Ten	700																
8/2/1994	391	Manual	6,000					RAMP											
5/13/1994	208	Manual	1,000					SIGN											

 Sign:  VERIFICATION OF VISIT NOT DATA

## EXTERIOR INFORMATION

Type:	46 - Church/Syn.		
Sty Ht:			
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	6	- Stucco	
Sec Wall:	7	Brick	15%
Roof Struct:	1	- Gable	
Roof Cover:	2	- Slate	
Color:			
View / Desir:			

## GENERAL INFORMATION

GENERAL INFORMATION

Grade:	B - Good	
Year Blt:	1920	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adt:		

## INTERIOR INFORMATION

INTERIOR INFORMATION		
Avg Ht/FL:	STD	
Prim Int Wall:	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:		%

Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	1	- Oil
Heat Type:	3	- Forced H/W
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wal:		% Sprinkled
		0

**MOBILE HOME** Make:

## THE FEATURES

Bath: 2	Rating:	Average
Bath:	Rating:	
Bath:	Rating:	
QBth	Rating:	
Bath: 4	Rating:	Average
HBth:	Rating:	
hrFix:	Rating:	

## HER FEATURES

Kits: 2	Rating: Average
Kits:	Rating:
Frpl:	Rating:
Flue:	Rating:

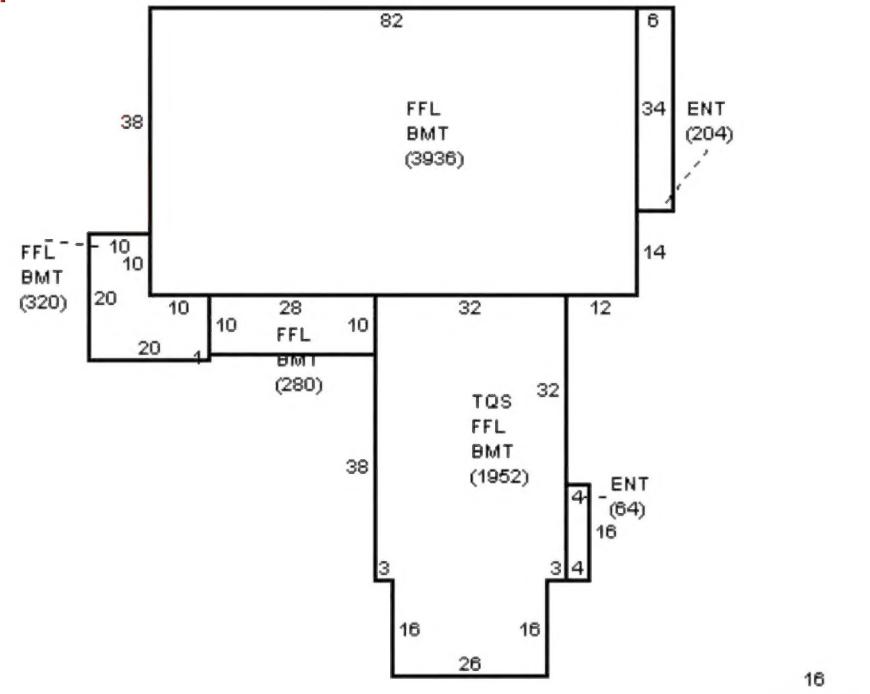
## CONDOS INFORMATION

Location:	Lower
Totals	Rooms: 0      Bathrooms: 0      Baths: 2      HB: 4

## COMMENTS

EST BATH AND KITCHEN TRINITY BAPTIST.

## SKETCH



## SUB-ÁREA

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
BMT	Basement	6,488	68.440	444,049	BMT	100	AFB		90	A
FFL	First Floor	6,488	120.070	779,032						
TQS	3/4 Story	1,464	120.070	175,787						
ENT	ENTRY	204	15.310	3,123						
ENT	ENTRY	64	26.320	1,685						
Net Sketched Area:		14,708	Total:		1,403,676					
Size Ad	7952	Gross Area	15196	FinArea	13791					

### **SUB AREA DETAIL**



**AssessPro** Patriot Properties, Inc

## IMAGE

More: N

**Total Yard Items:**

### Total Special Features:

Total: